

**COLUMBUS-STILLWATER COUNTY
CITY-COUNTY PLANNING BOARD**

Meeting Minutes

Tuesday, May 25, 2010 at 5:30 p.m.

Stillwater County Annex Planning Department, 809 E. 4th Avenue N., Suite C

Members Present: Ed Viig (President), Rod Fink (Vice-President), Ron Barndt, Dennis Holten, Jeanne Kienitz, Webb Mandeville, Don Parks, Jeff Ruffatto, and Susie Schreiner.

Guests: Fred LeBeau; Town of Columbus Zoning Administrator, Jerry Wanner, Dena and Jonathan Griffel.

Staff Present: Forrest Mandeville and Marissa Plumb

I. CALL TO ORDER

President Viig called the meeting to order at 5:30 p.m..

II. MINUTES

Ron motion to recommend the Board approves of the minutes as written from the March 23, 2010 meeting. Susie seconded; with all in favor, motion carried.

III. NEW BUSINESS

A. Zone Change-Public Hearing. The requested zone change is regarding approximately 16 acres on the corner of Highway 10 and Nobel Lane. Certificate of Survey 260167 parcel A1. The land is currently zoned Residential Estates (RE) and the land owner, Jerry Wanner, wants it to be re-zoned to Residential Manufactured Homes (RMH). Jerry would like to be able to put a single rental mobile home on the land. Fred LeBeau read his Finding of Facts. President Viig opened the hearing for public comments. Jonathan Griffel questioned the number of units that were going to be on the land and if they were going to have pitched roofs? Jerry replied it would only be one mobile home that does not have a pitched roof. Dena Griffel commented that there was a reason that the current zoning is set at RE and not RMH. She does not want to see a trailer court put in that location. Reasons given were that they are an eye sore, trash is already blown onto her property from existing mobile homes to the east, it is very hard to find good tenants when dealing with rentals, and rental properties are not generally kept clean. Jonathan said he is opposed to multiple trailers being put on that land. Dennis made a point that if the zone change is accepted that the land owner is generally able to put one mobile home on roughly each acre of the property, subject to sanitation requirements. Therefore, there could be a possibility of about sixteen mobile homes occupying that land. Jerry stressed that he is only interested in putting one rental mobile home on the land after the zone change is accepted. Jeanne commented that there needs to be a condition of approval, if the zone change is accepted, that will be attached to the land in case the land is sold in the future. The condition would state that there can only be one dwelling unit on the 16 acres. That way there is no possibility of a trailer court being established without going through subdivision review first. Dennis mentioned the desire to not engage in spot zoning. Fred LeBeau said that the Town tries to stay away from

spot zoning because it discourages land-use continuity in a town. Jeff motioned to recommend the zone be changed from RE to RMH be conditionally approved subject to a deed restriction stating that only one mobile home can be on the 16 acre property (COS 260167). Susie Seconded. Dennis abstained due to the fact that he is the Town's Chief Zoning Officer. Ed called for a vote and with one abstaining and all others in favor, motion carried. The recommendation will now be brought before the Town Council, which will also conduct a public hearing on the proposed zone change.

IV. UNFINISHED BUSINESS

There is no unfinished business to be discussed at this time.

V. OTHER

A. Columbus Area Trail Plan. Forrest informed the Board that Dennis Holten; Ron Barndt; Melissa Kramer, Stillwater County Economic Development Coordinator; and he had a meeting regarding the proposed Trail Plan today before the City-County Planning Board meeting. The Town passed the Trail Plan so funding is now being sought. There is a funding possibility with the Montana Department of Fish, Wildlife, and Parks (FW&P) totaling \$70,000. This funding requires an 80/20 match from the Town. The deadline for this grant is July 1, 2010. There were three locations discussed that may fit this funding. First trail is from Whitlock Steakhouse to Itch-Kep-Pe Park, the second trail possibility would be from the cemetery along Highway 10 to Town, and the third is at Granite Peak Park. Jeff asked if there was a priority system that made these three trails stand out from the other trails. Forrest replied that the availability and source of funding is currently the number one determining factor for which trails get done and in what order they are completed. The decision from the meeting was that they would go ahead with the application process for the FWP funding possibility. Melissa Kramer will assist with the application process to help the Town meet the deadline in July.

VI. ADJOURN

With no more business, Ron made the motion to adjourn. Jeff seconded; with all in favor motion carried. The meeting was adjourned at 5:56 p.m..

The next regular meeting date is Tuesday, June 22, 2010 at 5:30 p.m. and will be held at the Stillwater County Annex Planning Department building.

Marissa Plumb
Administrative Assistant